

Former Hodgdon Oil/Police Impound Lot, Berlin

Overview

The former Hodgdon Oil bulk facility was given to the city of Berlin decades ago to compensate the city for back taxes. The property is located at the intersection of Gilbert and Green Streets and is right next to the Berlin Police and Parks and Recreation Department. With assistance from North Country Council, the Oil Discharge and Disposal Cleanup Fund (ODD Fund) and the Estabrook Fund, the property was assessed and cleaned up. The property is now being used as a soccer field and by the police when they need to impound property.

History

The C.N. Hodgdon Company used this property for the storage and fuel oil and asphalt from 1910 until 1969. In 1969, the company gave the property to the city of Berlin in return for back taxes that it owed the city. Two large aboveground storage tanks were left on the property by Hodgdon Oil. These tanks were eventually removed on February 28, 2006 by Berlin.

In 2005, the city became interested in the possibility of using the rest of the former Hodgdon Oil property for recreation and as a police impound lot, but was concerned about the potential environmental issues at the property. It was also concerned about the proximity of an existing soccer field with the abandoned tanks and asphalt spill. North Country Council worked to address Berlin's concerns and used its petroleum brownfields grant to complete a Phase I and II assessment of the property.

Environmental Assessment and Cleanup

A request for late aboveground storage tank waiver was submitted to the ODD Board on

At A Glance:

Site Location: Gilbert Street, Berlin

Site Profile: Former Hodgdon Oil facility, now used by the Berlin Police Dept. and as a soccer field.

DES ODD Fund Reimbursements: \$77,574

Outcomes:

- 232 tons of contaminated soil removed and properly disposed of.
- Comprehensive site investigation completed.
- GMP and monitoring program established.
- Property in reuse for police impoundment



View of ASTs prior to removal.

January 11, 2007. The completion of the Brownfields Phase II environmental assessment and the approval of the late registration waiver request established eligibility for ODD Fund reimbursement of the cleanup. Additionally, DES contacted the Estabrook Fund committee to apply for the use of the Estabrook Fund to defray the \$5,000 cost of the ODD Fund deductible. The Estabrook Fund was established to use funds from the settlement of a court case for the purpose of environmental cleanups in the North Country. The Estabrook Fund agreed to pay for Berlin's ODD Fund deductible.

Berlin proceeded with the remaining environmental activities using the ODD Fund reimbursement program. Berlin submitted on November 7, 2007, a supplemental site investigation. Based on the site investigation report, DES agreed to a soil excavation project. Bid specifications for the soil excavation were submitted on March 14, 2008. The soil excavation project was completed April 22 - 24, 2008. Approximately 232 tons of contaminated soil was removed during the project and all potential for direct contact with asphalt and fuel oil contaminated soil has been eliminated. Following completion of the soil excavation project, Berlin has submitted periodic groundwater monitoring results. Groundwater quality is improving over time tracking slow improvement over time.

Reuse of the Property

The property has been regraded and improvements were made to the existing soccer field used by Berlin's Recreation Department. The police can also use the lot to impound property. The location of the property next to the police offices and the Recreation Department is ideal for the use of the property for these purposes. Berlin nominated the manager of the petroleum remediation section for an EPA Environmental Merit Award, based on this site and others. In City Manager's nomination letter, he stated, "With the help and tireless education efforts provided by Keith and Gary, Berlin has been able to mount an effective assessment and cleanup program that has turned several sites from abandonment to productive uses. For decades, abandoned oil tanks stood adjacent to a local soccer field. The site is now pristine because of the Brownfields Program." Based on the strength of Berlin's and EPA's nomination for DES work on redeveloping both large and small contaminated sites, an EPA Region I Environmental Merit Award was awarded to Keith DuBois and Gary Lynn for their brownfields and petroleum remediation program respectively.



View of storage tank cradles and asphalt spill(s).